LOT 28 CYPRESS CREEK S/D.
809-0717, 815-1199, 824-1905, 83

LAPPIN ROSE L
153 SW LONG LEAF DR
LAKE CITY, FL 32024

2025

03-4S-16-02739-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

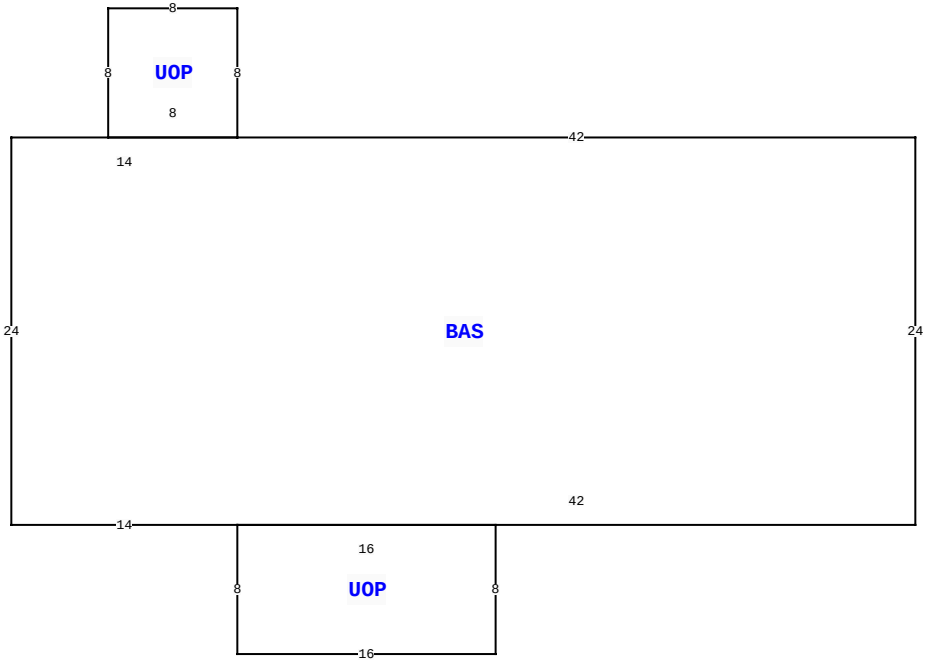
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	67,082
UOP	64	25	16	799
UOP	128	25	32	1,597
TOTALS	1,536		1,392	69,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,392	104.3100	90.75	126,324	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 2022 Heated Area: 1344 HX Base Yr



307 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,478
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	95,378
SOH/AGL Deduction	6,686
ASSESSED VALUE	88,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,692
TOTAL JUST VALUE	95,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,378

SALE:4:1: LOT 28

SALE:3:1: LOT 28 (FORECLOSURE?)

SALE:2:1: SOLD AS VACANT/ PROPERTY IS IMPROVED?

SALE:1:1: SOLD AS VACANT/ WE SHOW IMPROVEMENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/196	1/28/2021	WD	Q	I	01	65,000
GRANTOR: CORBETT JERRY SR						
GRANTEE: LAPPIN ROSE L						
1429/194	1/28/2021	WD	U	I	11	100
GRANTOR: CORBETT JERRY SR						
GRANTEE: CORBETT JERRY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 W14 S24 E14 E42 N24 $
UOP=[ORIG=-42,24] S8 E16 N8 W16 $
UOP=[ORIG=-42,0] N8 W8 S8 E8 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS